

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org

Notice of Regular Meeting Agenda for March 8, 2010 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



Oliver Smith
Chair

Ann Quinley
Vice Chair

Deb Hofler
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Christine Lewis

David Montross

Keith Robertson

Rich Rudolf

Jon Vick

Brian Weaver

Robert Davis

Chad Christianson

1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

2. Approval of Minutes

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- a. March 5th San Diego Planning Commission Meeting regarding Orchard Run and "Accretive VC Sustainable Community projects. Report on Planning Commission discussion and vote.(Smith et al)
- b. Introduction of candidates to fill vacancy created by the resignation of Brian Weaver. Term ends January 1, 2011. Candidates will address the VCCPG (Britsch)

5. Action items (VCCPG advisory vote may be taken on members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.

- a. P09-017, Major Use Permit, Verizon Wireless Circle Ranch, 30330 Circle R Lane, Valley Center, applicant is Verizon Wireless; proposal to construct, operate and maintain an unmanned wireless telecommunication facility with a 45 foot monopole. (Montross)
- b. P09-024, Major Use Permit for a wireless antenna monopole and associated mechanical equipment, 26945 Valley Center Road, north of Ridge Ranch Road, applicant is Cricket Communications. Project contact is Franklin Orozco.(Britsch)
- c. ZAP 03-011-02; Grand Paradise Reservoir; 27255 Kiavo Drive, Valley Center, modify ZAP by adding 8 panel antennas and 8 TMA's on existing monopole and 4 panel antennas and 4 TMA's on existing monopole owned by T-Mobile. The property contains 2 water tanks but the VC Water District does not allow antennas to be face-mounted to water tanks due to interference with maintenance. Applicant is ATT Mobility, LLC. Owner is Valley Center Municipal Water District; Project contact person is Karen Adler, PlanCom, Inc (Robertson)
- d. Report and possible motion and vote on report from sub-committee on GPA 04-006 Merriam Mountain Master Planned Community, located northwest of the 1-15/ Deer Springs interchange and within the North County Metropolitan Subregional and Bonsal Community Planning areas. Should VCCPG take a position on the project based on its potential to serve as a precedent for projects in Valley Center? (Montross)
- e. Vote on letter from the VCCPG to DPLU concerning equine and other rezoning. Letter originated in discussion of P-06-061 Tapestry Meadows Equestrian Center, Major use permit. TMEC located at 30673 Andreen Road. (Davis and Quinley)
- f. Discussion and vote on Board of Supervisors letter concerning a Confined Animal Ordinance based on a model developed in San Mateo County. (Herigstad)

- g. Beauvais Tentative Map for Old Castle Project; 3100-5315 (TP5315RPLS); located on Old Castle Road near Red Mountain Drive; 23/2 acres to be subdivided into 11 residential lots each with a minimum lot size of 2.0 acres. Owner is Wayne Beauvais, 1050 Maryland Drive, Vista; Contact is Jerry Gaughan 760-390-0197 (Bachman)
- i. Report from the General Plan Update Subcommittee and Planning Group vote on recommendations to DPLU on the following: "Consistency Zoning", proposed new Agricultural Zone and recommended GPLU Land Use Designations/Zones for three parcels North of the Cole Grade/Fruitvale intersection, Nelson Way, Bates Nut Farm and parcels west of Orchard Run and East of Brook Forest projects. (Rudolf)
- j. Request for support of VCCPG for Project Wildlife to acquire, rehabilitate and conserve the historic CCC facility (previously the CDF fire station) for their regional headquarters (if not acquired, rehabilitated and conserved by VC Schools), with a possible vote. (Vick)

6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (Christine Lewis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair)
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Brian Weaver, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek (Oliver Smith, Chair)
- n. Equine Rezoning (Paul Herigstad, Chair)
- o. Nelson Way Recycling Plant (Robert Davis, Chair)

7. Correspondence Received

- a. DPLU to VCCPG Old Castle Wireless Telecommunication Facility; Major Use Permit. Case number(s) 3300/10-0001 (P10-001); Environmental Log No.: ER10-02-001; Project address: 30641 Rolling Hills Drive, APN 120-170-07-00; KIVA Project 10-0121350 located at 30641 Rolling Hills Road. Consists of 35 foot tall mono-pine tree to which 12 panel antennas would be mounted. Associated equipment would include a back-up generator installed inside a sound house and equipment cabinets surrounded by a 10-foot tall concrete block wall. The proposed underground trench is approximately 200 feet in length and would be placed adjacent to the existing driveway. Contact Mark Linman 1113 Rolling Hills Drive, El Cajon, CA
- b. DPLU to VCCPG Preliminary Notice of Approval for Tentative Parcel Map No. 20966 Contact is Jerilyn Lagus, 13391 Anthony Ridge road, Valley Center. Project is a subdivision located at 13391 Anthony Ridge Road and consists of three parcels with a density of .5 per acre.
- c. San Diego County Planning Commission to VCCPG Preliminary and Final Agenda for Meeting, February 19, 2010 and March 5, 2010 at 9:00 AM at 5201 Ruffin Road, Suite B, San Diego.
- d. DPLU to VCCPG P09-020; 3300-09-020; ENV 09-02-009; (replacement) Rice Property AT&T Mobility, LLC; located at 10590 Couser Way at Couser Canyon Rd; MUP for a Cell Site; Applicant is AT&T Mobility, LLC; 5738 Pacific Center Drive, San Diego, Contact person is Karen Adler, PlanCom, Inc. 301 State Place, Escondido. A total of 12 antennas are to be mounted to a proposed 50' high monobroadleaf. The equipment cabinets are to be located in a proposed 36'8" by 8'8" by 8' high CMU equipment enclosure located at ground. Current use of Rice Property is as a single family residence.
- e. DPLU to VCCPG; POD 09-006, Solar Wind Energy Zoning Ordinance Amendment. A portion of the proposed amendment was directed by the Board of Supervisors at the February 25, 2009 meeting to allow for a new two tiered approach to Wind Turbines in the Zoning Ordinance. The proposed amendment will include new and revised definitions as well as a new renewable energy section which consolidates the solar and wind regulations.
- f. DPLU to VCCPG; Valley Center North Wireless Telecommunications Facility Generator Additional Site Plan; S10-003 (3500-10-003); ER: 10-08-003; Project Address: 28434 Cole Grade Road; APN 188-2600-67/68; Kiva Project: 10-0122289. Information: Ernie Courter, Meridian Telecom, 3838 Campus Drive, Suite 118; North Beach, CA. The project would authorize the installation of a 30 KW emergency generator with a 150 gallon fuel tank at an existing wireless telecommunications facility, which consists of a 60 foot high monopole. The generator would be surrounded on 3 sides by an 8 foot high concrete wall.

- g. DPLU to VCCPG; Notice of Public Hearing on March 5, 2010 at 9:00 AM; John Belanich is Applicant; Project is Orchard Run 3500-05-055 (STP), Log N. 95098-033F. Project is an appeal by the VCCPG of the Director's decision to approve Site Plan STP05-055. The Site Plan is required to satisfy conditions of the Tentative Map TM5087RPL and Specific Plan SP95-04 that were approved for single and multi-family development. Project is located at Lilac Road at Betsworth Road.
- h. San Diego County Traffic Advisory Committee to VCCPG; Requests for traffic regulations were reviewed by the San Diego County Traffic Advisory Committee (TAC) in December. The review considered the Speed Limit Posting from the Escondido City Limit northerly to a point 260 feet south of Banbury Drive in Valley Center. The Committee reconsidered the 60 MPH speed limit posting and deemed it best to leave this segment unposted and revisit after construction is completed.
- i. DPLU to VCCPG, Verizon Wireless Emergency Generator Addition; S10-003; ER 1008003; Project Address is 28434 Cole Grade Road, Valley Center, CA; Applicant is Ernie Courter for Verizon Wireless, 3848 Campus Drive, Suite 118, Newport Beach. Verizon Wireless is proposing the installation of a 30 KW diesel powered emergency generation that will allow for uninterrupted service during unplanned power grid interruptions, natural disasters and other emergency situations. Generation will operate during power interruptions and once a week for about 10 minutes on a regular maintenance and testing program during normal business hours. Noise will be approximately 65dba at the property line and meets the County's noise ordinance requirements. The diesel powered generator measures 3'2" wide and 7'11" long and 6'2" tall including the 135 gallon fuel tank. It will be placed on a pre-fab concrete pad with a built-in retention curb that protects against spillage and leakage. It will be screened from view and fully enclosed within an eight foot high pre-cast concrete wall.

Requests for Items on Upcoming Agendas

a.

Adjournment

Next Regular Meeting: April 12, 2010